

Community Development

PROGRAM DESCRIPTION

County and federal funding for community development provides continued support for ongoing capital improvement projects in designated Conservation Areas. These projects, which include various types of improvements, such as community centers, recreational areas, handicapped accessibility improvements, storm drainage, road, sidewalk, and street lighting improvements, and housing rehabilitation, are designed to revitalize and preserve low and moderate income neighborhoods as affordable, decent places to live and as a housing resource for the County's low and moderate income population.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Provide affordable housing. Projects for the elderly may incorporate both direct services and affordable housing.
- ✓ Co-locate programs for housing, adult day care and senior center activities whenever possible and feasible, in order to provide a maximum number of services to the elderly in one location.
- ✓ Preserve existing affordable housing by improving public facilities, such as roads and storm drainage improvements, and by initiating community development programs.
- ✓ Expand the Wakefield Senior Center at Wakefield Park, Lewinsville Senior Center and Housing Facilities, and Huntington Community Center.

Source: 2003 Edition of the Fairfax County Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

Up to and including FY 1990, this program was supported primarily by Community Development Block Grant (CDBG) funds. However, due to increased demands on those funds and a policy adopted by the Board of Supervisors giving priority to the use of CDBG funds for affordable housing, other funding sources have had to be identified. Funds in the amount of \$6 million were provided through the passage of the 1989 Neighborhood Improvement Bond. In addition, a federal Section 108 loan was approved by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$9.3 million to continue public improvement projects, initiated many years ago, targeted at specific neighborhoods known as conservation areas. As part of this neighborhood improvement program, master plans were prepared to identify necessary public improvements, and those plans are being implemented through annual federal grants, loans, and bond funds.

Neighborhood Plans

Conservation plans have been adopted by the Board of Supervisors for 15 neighborhoods of which 11 are currently designated. In addition, three redevelopment plans and three rehabilitation districts have been approved. The Board has also approved 31 neighborhood plans under the Community Improvement Program. Improvement planning and coordination of these neighborhood projects and other identified target areas are carried out on a continuing basis by the Department of Housing and Community Development (HCD) working with neighborhood residents.

Public improvement projects have been completed, are underway, or are in planning for most of the neighborhoods. These projects include road and storm drainage improvements in the Bailey's, Fairhaven, and Jefferson Manor Conservation Areas. CDBG funds as well as funds from other sources are also made available in the form of low-interest loans to eligible low and moderate income homeowners for repairs and improvements to their homes located throughout the County.

Recent project accomplishments in the community development program include the completion of the Gum Springs and James Lee neighborhood improvement program, the James Lee Community Center expansion and renovation project, and a neighborhood improvement phase in Bailey's.

Recreation Facilities for Teens and Elderly

The Department of Community and Recreation Services (DCRS) operates several community centers in the County, which provide leisure time activities as well as various programs and services to residents. These centers offer teen and adult clubs, athletic teams, hobby and adult education classes and various activities and programs for senior residents of the County. The centers also provide assistance in organizing clubs, aiding community groups, and providing speakers and/or slide presentations on departmental programs. In some cases, community centers house senior centers, usually at a neighborhood level.

Senior centers are also located in libraries, park facilities, as stand alone facilities, and in former as well as active schools. Depending on the level of services provided, the facilities vary in size from 700 to 22,368 square feet of space. The need for senior centers is determined through an analysis of the size and density of the existing and projected older populations in relationship to geographic accessibility, the location of major travel corridors, and the availability of sites. In 1988, the Board of Supervisors adopted in concept a Senior Center Study which identified future sites for senior centers and adult day health care centers, and specified that services be provided to elderly residents on a neighborhood, community, regional and Countywide basis. The hierarchy of services outlined in the Senior Center Study is as follows:

- ✓ Regional Senior Centers are located on the periphery of residential areas or in commercial/retail areas accessible to nearby communities. The facilities range from 29,000 to 36,000 square feet and serve 220 to 340 participants daily, including collocated day health care services provided by the Department of Health for residents in a seven-mile radius.
- ✓ Community Senior Centers, located in residential areas within a three-mile service area radius, range in size from 10,000 to 15,000 square feet and provide services for 70 to 175 participants daily.
- ✓ Neighborhood Service Centers, located in residential areas with a small, but constant, elderly population which may be geographically isolated from larger centers, require approximately 4,000 square feet of gross floor area and provide services for 30 to 75 participants daily. Senior center projects, which are included in the CIP, are often provided through federal funding and may include elderly housing.

Teen services are also designed to follow the Senior Services Continuum. Both the Senior and Teen Services programs will be housed in the same facilities in order to maximize County resources and provide integrated programming.

CURRENT PROJECT DESCRIPTIONS

1. **Boys' Baseball Field Lighting.** This is a continuing project to fund the installation of boys' baseball field lighting systems at prioritized Fairfax County middle schools and high schools. The school system's Office of Design and Construction Services recommends a standard of 30 foot candles of light in the infield and 20 foot candles of light in the outfield. This effort is being coordinated by the Department of Community and Recreation Services.
2. **Girls' Softball Field Lighting.** This is a continuing project to provide for the installation of lights on Fairfax County Public Schools middle and high school athletic fields used for girls' softball. Staff from the Department of Community and Recreation Services continue to work with representatives from Fairfax Athletic Inequities Reform (FAIR) and to coordinate with the Fairfax County Public Schools and the Fairfax County Park Authority to identify, prioritize, and develop proposed plans for addressing girls' softball field lighting requirements. This effort is being coordinated by the Department of Community and Recreation Services.
3. **Athletic Field Maintenance.** This is a continuing project to provide maintenance to all of the athletic fields managed by the Park Authority. Funding is included for continued personnel and operating costs associated with the program including electricity for lighted facilities, maintenance of lighting systems, water and irrigation system maintenance, minor ball field repairs and capital equipment. This program is designed to improve playing conditions, and reach safety standards.
4. **Girls Fast Pitch Field Maintenance.** This project provides funding for routine maintenance and improvements to girls' softball fields throughout the County as requested by the Fairfax Athletic Inequities Reform (FAIR). Routine maintenance includes weekly preparation of fields for game play (mowing, raking, side line lining, trash pick-up, dirt replacement) and minor improvements which may include seeding/sodding, infield dirt, and the repair or replacement of fences, irrigation systems, dugout covers and bleachers.
5. **Annual FCPS Field Clean Up and Maintenance.** This project provides for limited annual maintenance services at school facilities. Project work includes the spring cleanup of middle and elementary schools including skinning fields, filling holes, replacing dirt, repairing/replacing fences, and providing some field supplies (bases, lime, portable lights, etc.). Additionally, funds are transferred to FCPS for 2 maintenance staff to complete game quality maintenance on girls' softball fields.
6. **Park Maintenance of FCPS Fields.** This is a continuing project to provide for the mowing of athletic fields at county elementary and middle schools. This project is designed to improve the quality of the school fields which represents 62 percent of the total athletic field inventory in the County. This program improves playing conditions, improves safety standards, and increases user satisfaction. The program provides for mowing of the fields 28 times annually, aeration and overseeding. These services are provided by the Park Authority through established service contracts.
7. **Bailey's Road Improvements.** \$7,278,000 to provide road, sidewalk and storm drainage improvements in the Bailey's Conservation Area. The final improvements are planned for Phase E (Poplar Lane and Mary Alice Place). Similar improvements have been made to Hoffman's Lane, Courtland Drive, Moncure Avenue, Lacy Boulevard, Magnolia Lane, Munson Road, Reservoir Heights Avenue, Lewis Lane, and part of Arnet Street through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
8. **Fairhaven Public Improvements.** \$6,733,000 to provide road, sidewalk and storm drainage improvements in the Fairhaven Conservation Area. The final improvements are planned for Phase VII (Bellevue Avenue and Bangor Drive). Similar improvements have been made to Fairhaven Avenue, Jamaica Drive, Fort Drive, Rixey Drive, Fort Drive Loop, Park Place, Bangor Drive, Byrd Lane and Massey Court. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.

9. **Jefferson Manor Public Improvements.** \$13,310,000 for the provision of road and storm drainage improvements in the Jefferson Manor Conservation Area. Road and storm drainage improvements have been completed on part of Jefferson Drive, Monticello Road, Farmington Drive, Farnsworth Drive, and are being planned on Fort Drive, Edgehill Drive, Edgehill Court, Albemarle Drive, Williamsburg Road and Fairhaven Avenue. The design of all four phases of road and storm drainage improvements in the Jefferson Manor Conservation Area has been substantially completed, as has the construction of Phases I and II-A.
10. **Herndon Senior Center.** \$8,806,000 for land acquisition and construction of a new two-story facility with approximately 23,000 square feet of programmable floor space. Community and Recreation Services will operate the Senior Center. The proposed program includes several multipurpose rooms, meeting rooms, lounges, game rooms, storage rooms, administrative offices, computer room, library, an arts and crafts room, dining room, and a commercial kitchen. In addition, site improvements will be provided, including a courtyard, parking, landscaping, exterior lighting, and road frontage improvements along Grace Street. This project is currently under construction and is being supported by lease revenue bonds.
11. **Southgate Neighborhood Community Center.** \$2,700,000 to construct a new facility to replace an existing swimming pool and community room in Reston on property owned by the Fairfax County Redevelopment and Housing Authority. The new facility will consist of an approximately 7,700 square foot building to provide community programs and activities. Community and Recreation Services will operate the community center. The proposed program will include a large multi-purpose room, multi-purpose class/meeting rooms, a warming kitchen, administrative office space, and support spaces. In addition, site improvements will include landscaping, lighting and pavement improvements.
12. **McLean Community Center Feasibility Study.** \$100,000 for a feasibility study to evaluate alternatives for future expansion of the facility based on the recently completed site evaluation study.
13. **Reston Community Center Natatorium Renovations.** \$500,000 for design and construction of lighting improvements at the existing natatorium. Due to low ceiling heights, the project will be unusually difficult and costly.
14. **Land Acquisition Reserve.** \$1,000,000 for the acquisition of land or open space preservation for future County facilities and capital projects. Funding is specifically for land acquisition and was created to improve the County's competitiveness in today's market.

**PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
(\$000's)**

Project Title/ Project Number	Source of Funds	Anticipated to be Expended Thru FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	Total FY2005-FY2009	Total FY2010-FY2014	Total Project Estimate
1. Boys' Baseball Field Lighting / 004999	G	C	100	100	100	100	100	500	500	1,000
2. Girls' Softball Field Lighting / 005000	G	C	100	100	100	100	100	500	500	1,000
3. Athletic Field Maintenance / 005009	G, X	C	2,023	2,023	2,023	2,023	2,023	10,115	10,115	20,230
4. Girls Fast Pitch Field Maintenance / 005001	G	C	50	50	50	50	50	250	250	500
5. Annual FCPS Field Clean Up and Maintenance / 005010	G	C	160	160	160	160	160	800	800	1,600
6. Park Maintenance of FCPS Fields / 005006	G	C	800	800	800	800	800	4,000	4,000	8,000
7. Baileys Road Improvements / 003846	G, B, F	5,131	200	600				800	1,347	7,278
8. Fairhaven Public Improvements / 003848	G, B, F	5,733	1,000					1,000		6,733
9. Jefferson Manor Public Improvements / 013918	B, F	4,800	200	1,310				1,510	7,000	13,310
10. Herndon Senior Center / 014050	F, B, X	6,900	1,906					1,906		8,806
11. Southgate Neighborhood Community Center / 014130	F, X	2,000	700					700		2,700
12. McLean Community Center Feasibility Study	X	25	75					75		100
13. Reston Community Center Natatorium Renovations	X	C	500					500		500
14. Land Acquisition Reserve / 009400	G	C	1000					1,000		1,000
TOTAL		\$24,589	\$8,814	\$5,143	\$3,233	\$3,233	\$3,233	\$23,656	24,512	\$72,757

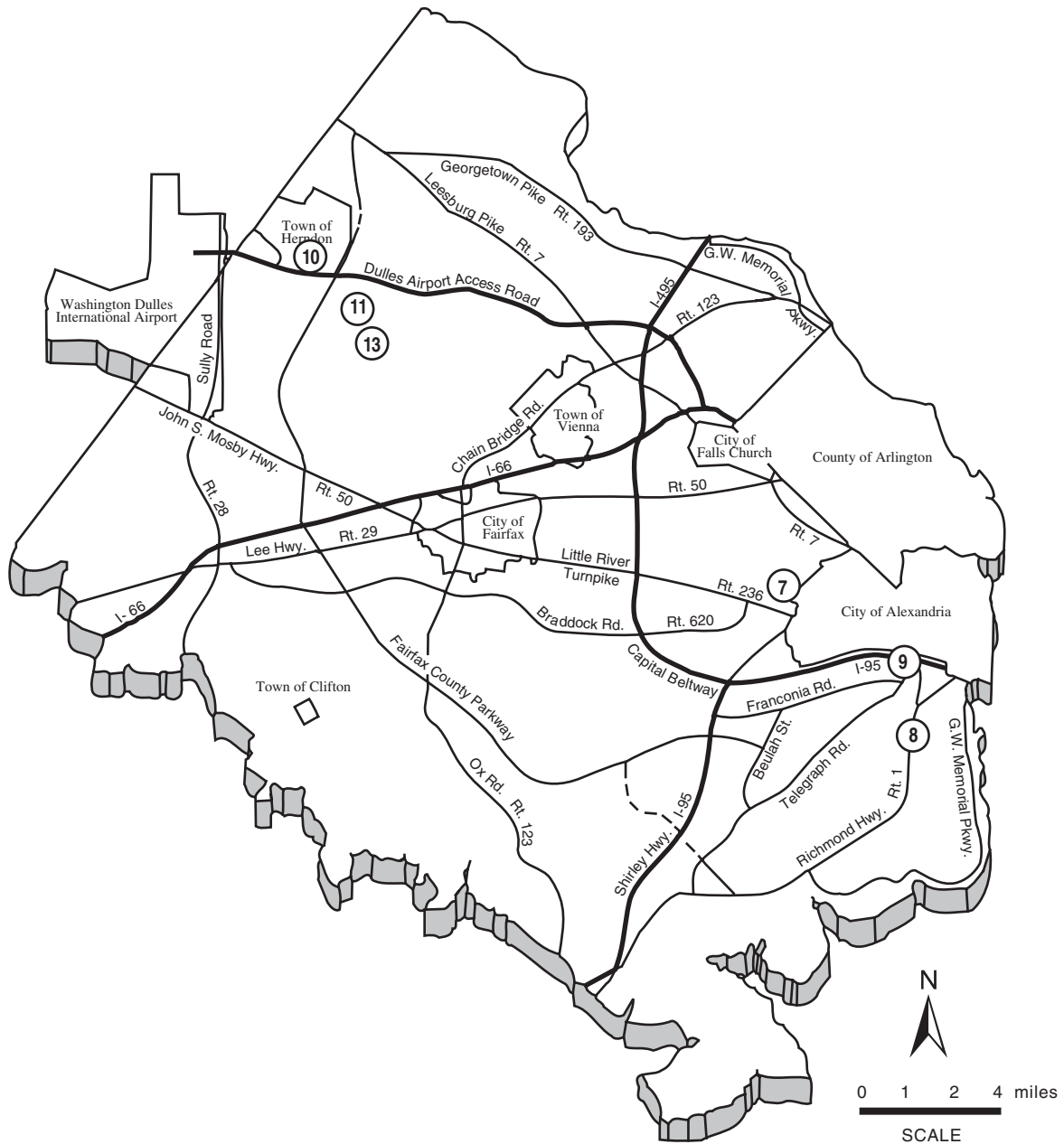
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:	
Numbers in bold italics represent funded amounts.	
A "C" in the Authorized or Expended Column denotes a continuing project.	

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

Community Development

Location of CIP Projects



- 7. Baileys Road Improvements
- 8. Fairhaven Public Improvements
- 9. Jefferson Manor Public Improvements
- 10. Herndon Senior Center
- 11. Southgate Neighborhood Community Center
- 13. Reston Community Center Natatorium

Note: Map numbers correspond to the project descriptions in the text and on the summary tables. Only CIP projects with selected fixed sites are shown on the map.



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